



ORDINANCE NO. 1705

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN UNDERGROUND COMMERCIAL PARKING GARAGE ON A 3.8 ACRE TRACT OF LAND LOCATED AT THE NORTHWEST CORNER OF SPRING VALLEY ROAD AND DALLAS PARKWAY AND IN THE PLANNED DEVELOPMENT 44 ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made; subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by granting a Specific Use Permit for an Underground Commercial Parking Garage located at the northwest corner of Spring Valley Road and Dallas Parkway and in the Planning Development 44 zoning district.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the City of Farmers Branch so as to indicate a Specific Use Permit for an

Underground Commercial Parking Garage in the Planning Development 44 zoning district.

SECTION 3. That the above described parking garage shall be located more specifically as described in Exhibit "A".

SECTION 4. That the parking garage shall be constructed and operated in the manner setforth in the approved site plan attached as Exhibit "B".

SECTION 5. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.


SECTION 6. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

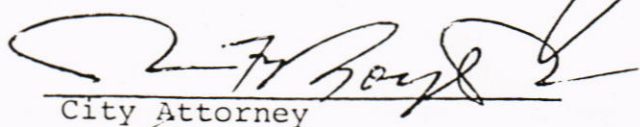
SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 6th day of July, 1987.

APPROVED:


Mayor

APPROVED AS TO FORM:


City Attorney

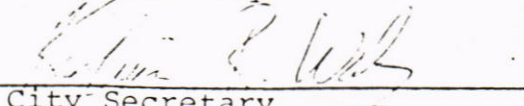

City Secretary

EXHIBIT "A"

BOUNDARY DESCRIPTION

BEING the description of a 3.849 acre tract of land situated in the City of Farmers Branch, Texas, out of the Josiah Pancoast Survey, Abstract No. 1146, said tract of land being owned by the PARVAL Inc., as recorded in Volume 82004, Page 2611 through 2613, Deed Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 60 'D' spike monument found at the intersection of the north right-of-way line of Spring Valley Road (90 foot R.O.W.) and the west right-of-way line of Dallas Parkway (120 foot R.O.W.);

THENCE N 89°57'00" W along the north line of Spring Valley Road for a distance of 784.47 feet to a 60 'D' spike monument found for corner; said point being on the east line of a 100.00 foot Dallas Power & Light Company right-of-way;

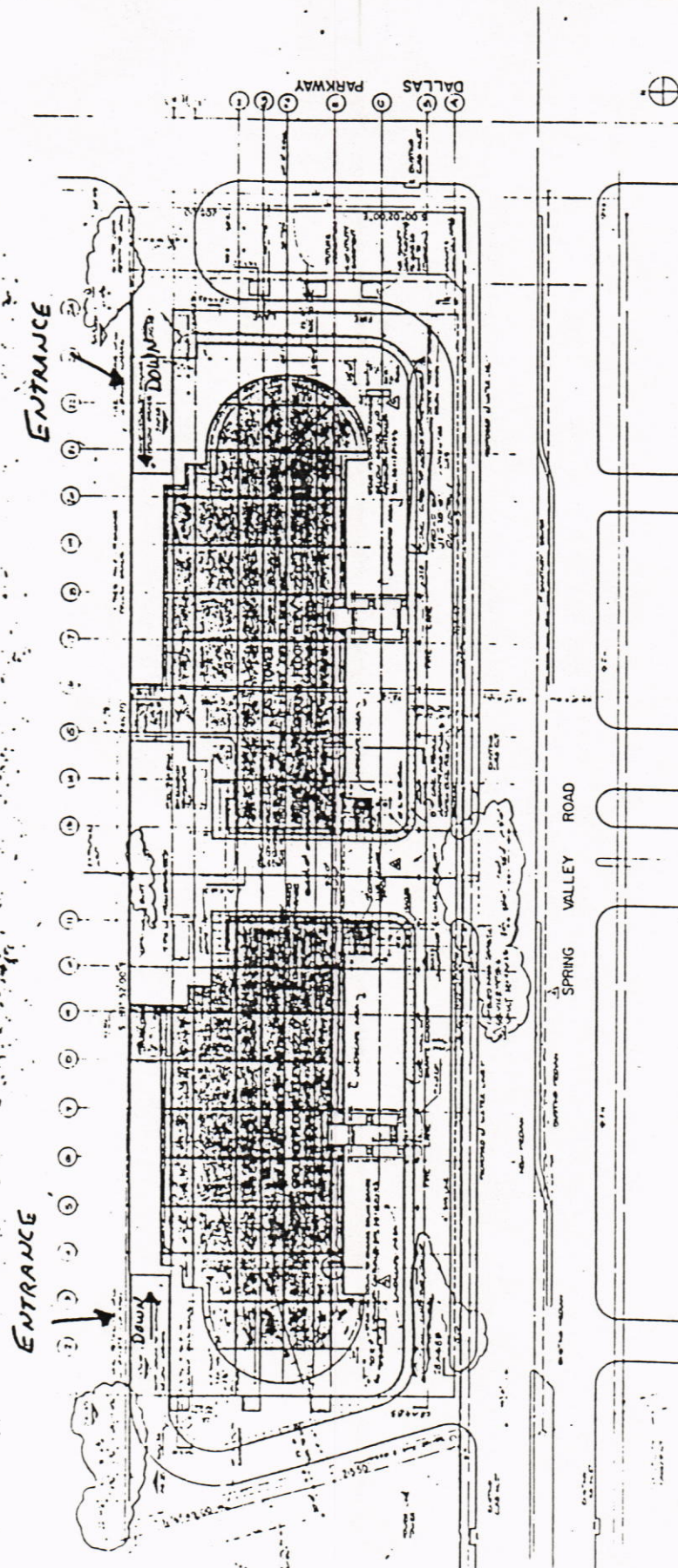
THENCE N 16°49'00" W along said east line of a Dallas Power & Light Company right-of-way for a distance of 215.50 feet to a 60 'D' spike found for corner; said point being on the south property line of Henry S. Butts Property;

THENCE S 89°52'00" E along said south line, for a distance of 846.70 feet to a 3/4" iron rod found for corner; said point being on the west right-of-way line of Dallas Parkway (120 foot R.O.W.);

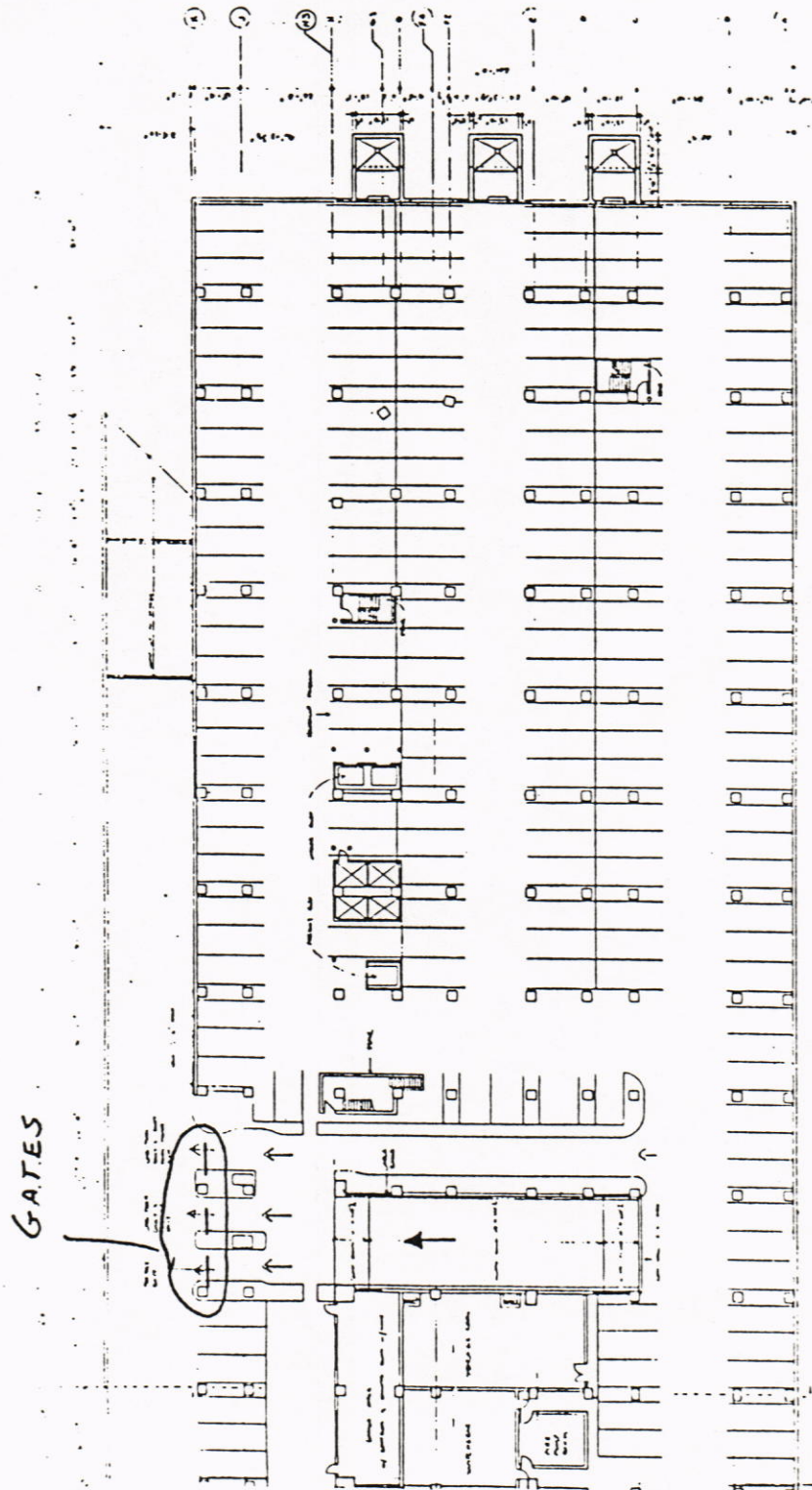
THENCE S 00°02'00" E along said west right-of-way for a distance of 205.00 feet to the POINT OF BEGINNING;

CONTAINING 167,676.35 square feet or 3.849 acres of land.

Exhibit "B"



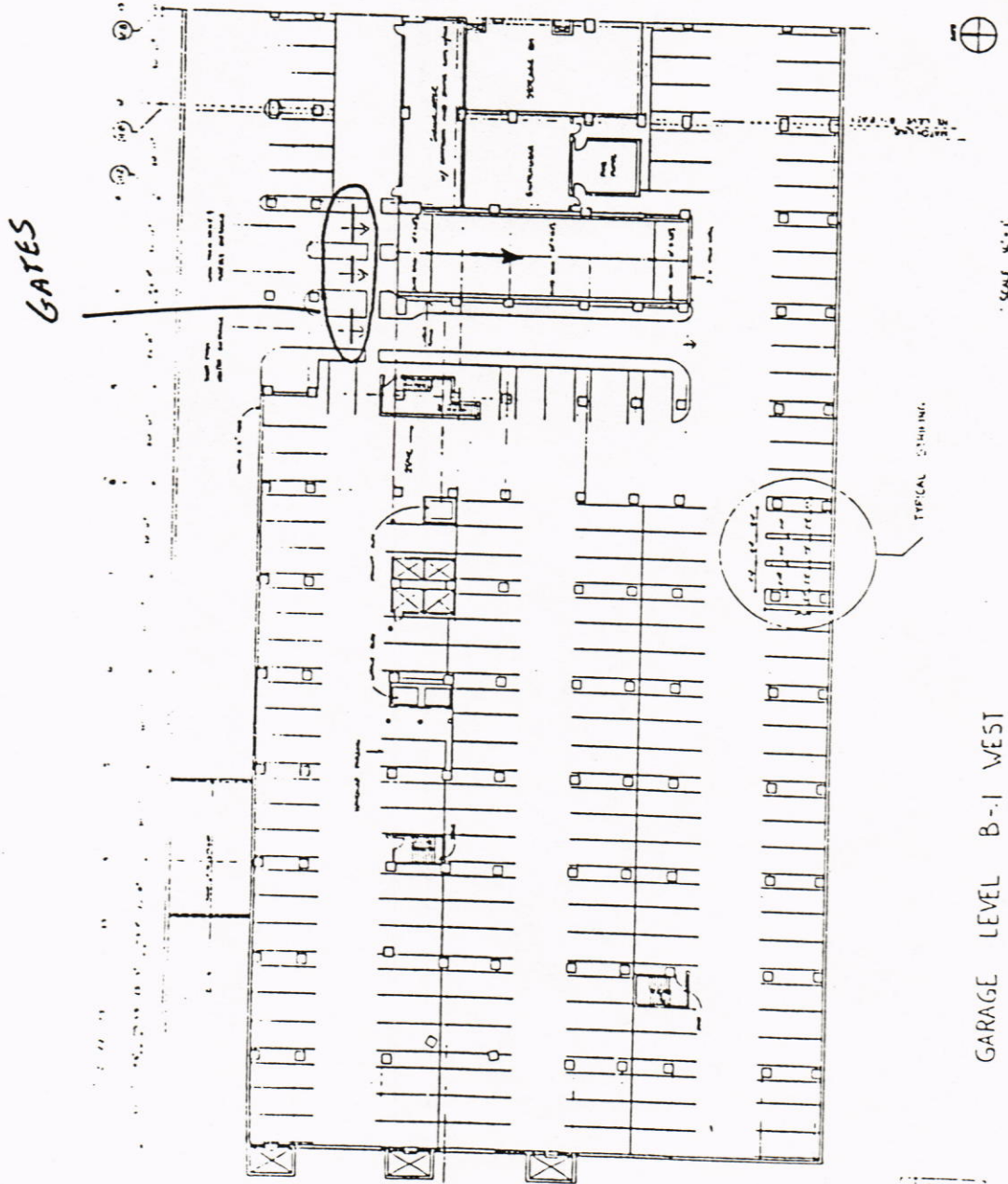
SITE PLAN
1" = 50'-0"



SCALE 1/4" = 1'

GARAGE - 1/4" = 1' EAST

PROVIDENCE TOWERS		2
FARMERS BRANCH, TEXAS		
DATE	1/22/22	
BY	W. H. H.	
CHECKED	W. H. H.	
APPROVED	W. H. H.	



GARAGE LEVEL B-1 WEST

1000

[illegible][illegible]

PROVIDENCE TOWERS
FARMER'S BRANCH, TEXAS

